

## DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
(213) 897-3656



(213) 897-4644

February 26, 1997

07-LA-105 R9.6  
07227-119461

Mr. Kenneth D. Reed  
Senior Vice-President  
Century Housing Corporation  
300 Corporate Pointe, Suite 500  
Culver City, CA 90230

Dear Mr. Reed:

RE: I-105 IMPERIAL GRADE SEPARATION PROJECT - (PROJECT)  
CENTURY COMMUNITY CHILDREN'S CENTER - (CENTER)

Your letter of January 24, 1997 requested our response to several issues regarding the construction of the above facilities. As you are probably aware, the Project is a multi-agency cooperative project. Caltrans has the responsibility to design and administer the construction and the City of Los Angeles, County of Los Angeles and MTA (Tri-Party) will equally finance the construction of the Project. Any decisions made by Caltrans are made on behalf of the Tri-Party.

Caltrans accepts the proposition of providing Century with \$40,000 to mitigate the impacts and to account for the additional costs to be incurred by Century as the result of the construction of the Project. Caltrans agrees to that payment as the final resolution of all issues with no further compensation to be made by Caltrans. After receiving Century's response to pursue this, Caltrans will begin processing the transfer of funds to Century by acquiring a **Temporary Construction Easement** for the portion of area fronting the Center's property as shown on the attached plan. This **Temporary Construction Easement** is considered to be an appropriate method to transfer the funds to Century. Your early response will be appreciated.

MR. KENNETH D. REED  
February 26, 1997  
Page Two

The following are our comments to the numbered items listed in your letter of January 24, 1997:

1. The westerly driveway (Entrance Only) to the Center may remain open during the construction of the Project. After its final construction, the easterly driveway (Exit Only) from the Center may remain open during the construction of the Project.
2. The Designated Area in the Park & Ride Lot will be made available for the Center's use until completion of the Center's frontage area.
3. Access from the Center to the Park & Ride Lot will be permitted until completion of the Center's frontage area.
4. Construction of the Project should not affect Century's ability to obtain and maintain an occupancy permit for the Center up to its completion. The County anticipates approval of the occupancy permit subject to Century submitting an interim plan showing the use of the frontage area of the Center during the construction of the Project's Stage 1.
5. Caltrans has basically accepted Century's conceptual plans for installing fencing, gating and lighting. We will continue to work with Century to insure that the temporary and permanent installations are done in a cost effective manner.

For the record, Caltrans maintains its position that personnel involved with the Center was informed of the impact of the Project's stage construction. Page 2, Section VI of Meeting Notes dated July 27, 1995 (copy attached to our letter dated January 9, 1997 to Century) prepared by Scott Rivers states that the remaining sliver area fronting the Center was discussed. We hope that this does not become a continuing issue.

MR. KENNETH D. REED  
February 26, 1997  
Page Three

If you have any questions, please call me at above number.

Sincerely,

A handwritten signature in black ink, appearing to read "Milton N. Watanabe", with a stylized flourish at the end.

MILTON N. WATANABE  
Design Manager  
Office of Project Development A

Attachments

cc: DRFailing - Exec. Off.  
WHReagan- PDA  
ARashedi - Local Programs  
Min Wun - PDA  
Ed Richardson - MTA  
James Okazaki - LADOT  
Mark Chmielowicz - LABOE  
Bill Winter - LA Co. DPW

TEMPORARY 6' HT. C.L. FENCE

TEMPORARY  
CONSTRUCTION OFFICES

(E) PLANTER

(E) PARK & RIDE LOT

SITE OF PROPOSED  
CHILD CARE FACILITY

Imaginary Line  
Does NOT indicate  
temporary fence  
line

TEMPORARY 6' HT. C.L. FENCE

IMPERIAL HWY

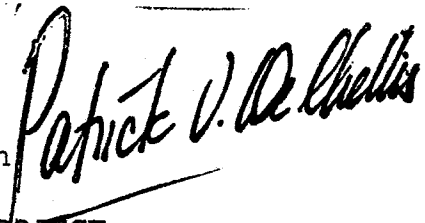


— Temporary Construction  
Easement during the Stage I  
Construction of the Imperial  
Highway Grade Separation  
Project

March 11, 1997

TO: Ronald J. Ornee

FROM: Patrick V. DeChellis  
Programs Development Division



**IMPERIAL HIGHWAY GRADE SEPARATION PROJECT  
IMPACT TO CENTURY HOUSING CORPORATION'S CHILD CARE CENTER**

As requested, the following is the background of the Imperial Highway grade separation project and how it impacts the planned Century Housing Corporation child care center.

As you know, the Imperial Highway project is a \$20,000,000 cooperative project between the County, City of Los Angeles, and the Los Angeles County Metropolitan Transportation Authority (MTA) covered under the December 15, 1994 Agreement. This agreement stipulated that Caltrans would prepare plans and specifications and would administer the construction of the project. The project, as shown on the attached title sheet, entails constructing a bridge over the MTA's Blue Line. Caltrans has completed the design and their plans are currently being reviewed by Design and Traffic and Lighting Divisions. The project is currently scheduled to be advertised for construction bids in October 1997 pending execution of the construction and maintenance agreement with the Union Pacific Railroad.

The status of the child care center project is given in the attached February 5, 1997 memo from Building & Safety/Land Development Division. It is anticipated that construction of the child care center will precede construction of the Imperial Highway project. The child care center is being constructed on excess Century Freeway land.

During construction of the Imperial Highway project, a temporary maximum 20-foot widening of the south side of Imperial Highway will be required for traffic detour purposes. This temporary widening will impact the child care center site. If the child care center site were to construct its ultimate on- and off-site improvements, such as wrought iron fence, walls, parking spaces and concrete driveway aprons, the Imperial Highway project would necessitate temporary removal of some of these items. Therefore, coordination between the two projects is necessary to avoid any demolition and subsequent restoration of recently constructed child care center improvements.

On February 11, 1997, the monthly team meeting was held at Caltrans. A copy of the agenda and a list of those in attendance is attached. The issue of coordination between the Imperial Highway project and the Child Care Center was discussed and the following course of action was determined:

- Century Housing Corp. will prepare an interim site improvement plan for the Child Care Center. This interim site plan will

Ronald J. Ornee  
March 11, 1997  
Page 2

allow for minimal future removals of on- and off-site improvements as part of the Imperial Highway project. Ideally, the interim site plan will place no ultimate on- and off-site improvements in jeopardy of being removed as part of the Imperial Highway project. The MTA and Caltrans have agreed to allow the Child Care Center to use temporary parking within the adjacent park-and-ride lot.

- The interim site plan will be reviewed by this Department, and necessary approvals from other County Departments will be sought. If acceptable, and if all other elements of the Child Care Center are constructed properly, a certificate of occupancy will be issued by Building and Safety/Land Development.
- Caltrans' Imperial Highway project plans will be revised, as needed, to accommodate the interim site improvements. This will likely involve showing how driveway access and traffic circulation to the Child Care Center will be maintained during construction of the grade separation.
- Following completion of the grade separation, Century Housing will re-mobilize its contractor to construct the on-site Child Care Center improvements, such as fence, walls, and parking spaces. The off-site improvements, such as driveways and sidewalk along the frontage of Imperial Highway, will be constructed by the Imperial Highway project. Century Housing will be obligated to obtain all necessary approvals and permits prior to initiating their final improvements.

Century Housing Corporation has determined that it will cost \$40,000 to implement interim site improvements and to re-mobilize their contractor. Consequently, this cost will be borne by the project. A February 26, 1997 letter from Caltrans to Century Housing Corporation outlining this matter is attached.

WJW:ts  
PD-1  
P:\SECFINAL\FEDERAL\MEMOS\IMPERIAL.RJO  
T781

Attach.

cc: Building and Safety/Land Development  
Design

February 5, 1997

*PAT*  
*I would like RSO to know the story.*  
*RL 2-28*

TO: Patrick V. DeChellis  
Programs Development Division

FROM: John Kelly *JKelly*  
Building & Safety/Land Development Division

**CENTURY HOUSING CORPORATION CHILD CARE CENTER AND GRADE SEPARATION PROJECT AT IMPERIAL AND WILMINGTON**

This memo is in response to your request dated January 23, 1997, to determine if the grade separation proposal is acceptable. We are unable to accept Caltrans' proposal for the following reasons:

- The impact of the grade separation project on the front yard of the child care center property will in effect eliminate the required parking and site access required by Regional Planning, which will void their approval.
- The Fire Department approval shows access from Imperial Highway and their approval also would be voided.
- The offsite access and street improvements will be contingent on the grade separation project and will not be completed at the time occupancy is requested.

The status of the plans for the child care/community center is as follows: Regional Planning approval has been obtained, Fire Department approval has been obtained, the building drawings have been reviewed and are very close to approval. The offsite improvements required by Highway Design Section, Design Division, currently apply as a required approval for permit issuance.

We are willing to issue permits based on current approvals, provided it is understood that occupancy approval will not be granted until all the necessary approvals are obtained for an alternate interim plan. Prior to occupancy, approval of the interim plan must be granted by Fire Department and Regional Planning. Also Highway Design Section must approve an interim design for access and offsite improvements. When the above conditions are met, we will be better able to consider Caltrans' proposal for approval.

If you have any questions, please contact Peter Knowlton at Extension 3153.

PK:aec/P:IMPERIAL/B-8

*Spindle*

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
PROJECT PLANS FOR CONSTRUCTION ADJACENT TO  
STATE HIGHWAY

IN LOS ANGELES COUNTY  
IN LOS ANGELES CITY FROM 0.2 MILE WEST OF WILMINGTON AVENUE  
TO 0.2 MILE EAST OF WILMINGTON AVENUE

To be supplemented by Standard Plans dated July, 1992

BEGIN CONSTRUCTION  
IMPERIAL HWY GRADE SEPARATION  
STA 13+90 ROUTE 105 PM 9.6

Begin Work  
Imperial Hwy Sta 28+50

END CONSTRUCTION  
IMPERIAL HWY GRADE SEPARATION  
STA 33+00 ROUTE 105 PM 10.0

End Work  
Imperial Hwy Sta 59+00

IMPERIAL HWY GRADE SEPARATION  
53-C1914

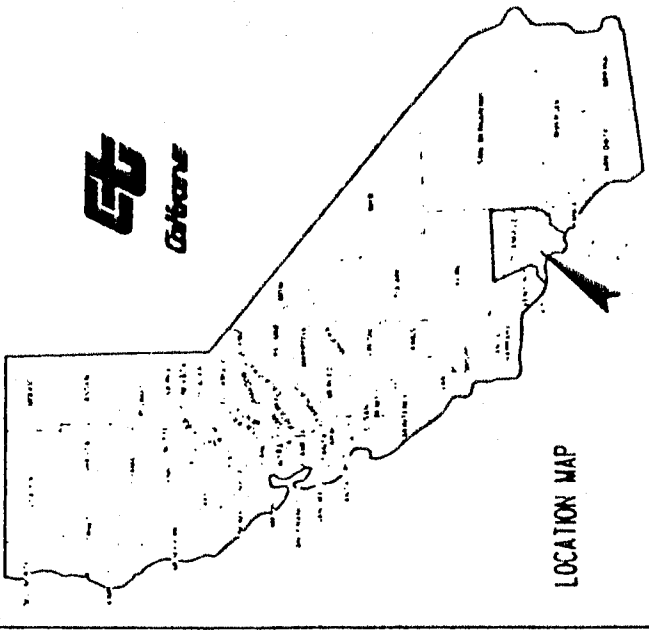
Limit of Work (Wilmington Ave)  
Sta 31+80

Limit of Work (Wilmington Ave)  
Sta 23+70

COUNTY OF LOS ANGELES

The Contractor shall possess the Class for Classes of license  
as specified in the "Notice to Contractors"

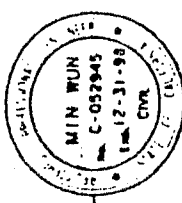
DIST	COUNTY	ROUTE	POST MILE TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
07	LA	105	9.6/10.0		



LOCATION MAP

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS  
APPROVAL OF THIS PLAN INCLUDES ONLY THAT PORTION WITHIN  
THE UNINCORPORATED COUNTY.  
APPROVED: HARRY R. STONE DIRECTOR OF PUBLIC WORKS  
By: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF LOS ANGELES  
BUREAU OF STREET LIGHTING  
DIV. / DIST. ENGR. R.E. NO. DATE  
DEPUTY ENGINEER R.E. NO. DATE  
APPROVED 19  
SR. ST. LIG. ENGR. APPROVED 19  
APPROVED 19  
GEORGE A. ESCHINGER DIRECTOR  
PATRICK D. HOWARD DIRECTOR  
ROBERT R. VAYES GENERAL MANAGER



Contract No. 07-119464



## DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
(213) 897-3636



(213) 897-4644

February 26, 1997

07-LA-105 R9.6  
07227-119461

Mr. Kenneth D. Reed  
Senior Vice-President  
Century Housing Corporation  
300 Corporate Pointe, Suite 500  
Culver City, CA 90230

Dear Mr. Reed:

RE: I-105 IMPERIAL GRADE SEPARATION PROJECT - (PROJECT)  
CENTURY COMMUNITY CHILDREN'S CENTER - (CENTER)

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MR. KENNETH D. REED  
February 26, 1997  
Page Two

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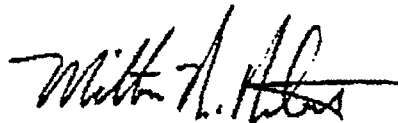
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For the record, Caltrans maintains its position that personnel involved with the Center was informed of the impact of the Project's stage construction. Page 2, Section VI of Meeting Notes dated July 27, 1995 (copy attached to our letter dated January 9, 1997 to Century) prepared by Scott Rivers states that the remaining sliver area fronting the Center was discussed. We hope that this does not become a continuing issue.

MR. KENNETH D. REED  
February 26, 1997  
Page Three

If you have any questions, please call me at above number.

Sincerely,



MILTON N. NATANABE  
Design Manager  
Office of Project Development A

Attachments

cc: DRFailing - Exec. Off.  
WHReagan- PDA  
ARashedi - Local Programs  
Min Wun - PDA  
Ed Richardson - MTA  
James Okazaki - LADOT  
Mark Chmielowiec - LABOE  
Bill Winter - LA Co. DFW

TEMPORARY 6' HT. C.L. FENCE

TEMPORARY  
CONSTRUCTION OFFICES

(E) PLANTER

(E) PARK & RIDE LOT

SITE OF PROPOSED  
CHILD CARE FACILITY

Imaginary Line -  
Does NOT indicate  
temporary fence  
line

TEMPORARY 6' HT C.L. FENCE

IMPERIAL HWY



- Temporary Construction  
Easement during the Stage I  
Construction of the Imperial  
Highway Grade Separation  
Project.

U7-LA-105 R9.6/R10.0  
07227-119461  
Project #44-9  
Imperial Highway  
Grade Separation

## 1. Introduction of Participants

.Milton Watanabe-Design Manager, Proj. Development A, caltrans  
.Arshad Rashedi-Project Manager, Local Programs, Caltrans  
.Min Wun-Project Engineer, Proj. Development A, Caltrans  
.James Okazaki-Mayor's Office, City of Los Angeles  
.Mark Chmielowiec-City of Los Angeles  
.Bill Winter-County of Los Angeles  
.Ed Richardson-LACMTA  
.John Miller-LACMTA  
.Eleanor Kendrick-LACMTA

PS&E -----M. Watanabe/Min Wun  
R/W Acquisition-----J. Okazaki/M. Chmielowiec  
PUC Permits-----E. Richardson  
Planning Schedule-----E. Kendrick  
Utilities Clearance-----B. Winter  
Maintenance Agreement-----E. Richardson  
PS&E Approval (Signatures)-----E. Richardson, B. Winter,  
  & M. Chmielowiec  
Financial Plan-----A. Rashedi

\* Meeting with LA County Sanitation District on 1-28-97.  
\* Signature Blocks on Project Plans.  
\* Child-Care Center :  
a. Impact of detour construction: Access to center during project 44-9 .  
b. Caltrans' letter to Century Housing Corp. and their response.  
c. Caltrans' review of permit: Freeway wall and use of Park & Ride lot. Caltrans to provide letter to County to allow operation of center prior to completion.  
d. County's review of building and roadway permit.

PLEASE RESERVE FEBRUARY 11, 1997 TO ATTEND PDT MEETING.

PDT Meeting  
February 11, 1997  
9:30 A.M.  
Room 400g

07-LA-105 R 9.6/R 10.0  
07227-119461  
PROJECT 44-9  
IMPERIAL HIGHWAY GRADE  
SEPARATION

[illegible]

January 23, 1997

TO: James F. Erpenbach  
Design Division

Ken Weary  
Traffic and Lighting Division

FROM: Patrick V. DeChellis  
Programs Development Division

**GRADE SEPARATION PROJECT  
IMPERIAL HIGHWAY AT WILMINGTON AVENUE  
AND METRO BLUE LINE TRACKS  
REVIEW OF CALTRANS PLANS**

This is to confirm the January 13, 1997 hand delivery of Caltrans-prepared plans and specifications of the subject project for your review. Please return your comments to this Division by February 27, 1997. You may charge your time for this review to Job Number X3002016. Also, please be aware of the following:

No sidewalk will be constructed on the bridge since the approach slopes do not meet the American's With Disabilities Act requirements. Rather, pedestrians will continue to cross the railroad tracks at-grade. These pedestrian crossings will be allowed at the existing crossing at the Blue Line station and at a proposed crossing on the north side of Imperial Highway.

The Century Housing Corporation is developing a children's center which is within the project's limits. It has been proposed by Caltrans (see attached correspondence) that the off-site improvements which this Department requires as part of the children's center be incorporated into the subject grade separation project. Payment for these off-site improvements would be the responsibility of Century Housing Corporation. By copy of this memo, we ask Building & Safety/Land Development Division to determine if Caltrans' proposal is acceptable. It should be noted that, because of the construction schedule of the subject project, the completion of the off-site improvements may not occur until January 1999. Therefore, allowing occupancy of the children's center prior to completion of the off-site improvements will be necessary under Caltrans' proposal.

If you have any questions, please call Bill Winter at Extension 3945.

WJW:ts

P:\SECFINAL\FEDERAL\MEMOS\IMPERIAL.WPD

Attach.

cc: Building & Safety/Land Development (Knowlton)  
Design (Short, Yonemitsu, Barragan, Andrus) (w/o attach.)  
Traffic and Lighting (Munoz, Thurow) (w/o attach.)

## DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
(213) 897-3656



(213) 897-4644

January 15, 1997

07-LA-105 R9.6  
07227-119461

Mr. David Sanchez  
Project Manager  
Century Housing Corporation  
300 Corporate Point, Suite 500  
Culver City, CA 90230

Dear David:

RE: CHILD-CARE CENTER/IMPERIAL GRADE SEPARATION

The Imperial Grade Separation project is sponsored by the City of Los Angeles, County of Los Angeles, and Metropolitan Transportation Authority. They will pay for the construction and will own their respective portions of the facility after construction. Caltrans involvement is that in mid-1980's, we have made a commitment to perform the design and construction engineering. In view of that at our monthly status meeting held yesterday, the three agencies adamantly objected to the additional cost that the project would incur in the sliver area based on the concept discussed at the Child-Care Center's meeting held on Monday, January 13, 1997. They stated that the Child-Care Center should absorb the entire cost of all the work inside their property (back of sidewalk) since: (1) the Grade Separation project was planned and designed long before the Child-Care Center; (2) the property was provided at no cost to the Child-Care Center; (3) additional Park & Ride property was provided at no cost to the Child-Care Center; and (4) the Grade Separation project will surely incur construction inconveniences that will result in additional cost throughout its construction period due to the Child-Care Center located adjacent to the construction area.



MR. DAVID SANCHEZ  
January 15, 1997  
Page Two

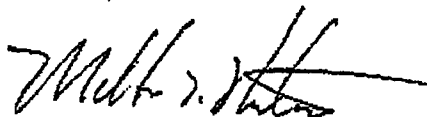
They recommend that the following alternatives in constructing the affected frontage area (back of sidewalk) be considered:

1. Century Housing Corporation construct the Child-Care Center in two phases at no cost to the Grade Separation project.
2. Century Housing Corporation construct a First Phase and the Grade Separation project construct a Second Phase with the Child-Care Center providing construction funds for the Second Phase based on bid prices of the First Phase.

Please review and comment on the above. If you would want to meet with the three agencies, we would be able to arrange a meeting with a week notice.

Call me at above number if you have any questions.

Sincerely,



MILTON N. WATANABE  
Senior Transportation Engineer  
Office of Project Development A

cc: Scott Rivers-Architect  
Pedro Birba (Birba, Kugal, Miller, Inc.)  
Bill Winters - LA Co. (DWP)  
Ed Richardson - MTA  
Mark Chmielowiec - LA City  
James Okazaki - LADOT  
✓ Arshad Rashedi - Proj. Mgr. (Caltrans)  
Min Wun - PDA

STATE OF CALIFORNIA—BUSINESS AND TRANSPORTATION AGENCY

PETE WILSON, Governor

## DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.

LOS ANGELES, CA 90012

(213) 897-3636

(213) 897-4644



January 9, 1997

07-1A-105 R9.6  
07227-053501

Mr. David Sanchez  
Manager  
Century Housing Corporation  
300 Corporate Pointe, Suite 500  
Culver City, CA 90230

Dear Mr. Sanchez:

This letter is to clarify your perception of the coordination that occurred between Caltrans and Scott Rivers Architect relative to the detour roadway for the Imperial Grade Separation impacting the proposed Child-Care facility. The impact was discussed at a meeting held on July 27, 1995. Please refer to the attached meeting notes prepared by Scott Rivers and Caltrans' corrections and revisions to the meeting notes faxed to Scott Rivers on August 1, 1995. Frank Quon noted that the detour roadway will slice a sleeves off the Child-Care property and that coordination is needed between the Architect and Caltrans during the design phase of the proposed Child-Care Center. A set of revised Park & Ride Lot Plans was also faxed to Scott Rivers on November 6, 1995 for reference. Please refer to the attachments.

Also, it should be clarified that off-site improvements (referred to in your letter of October 1, 1996) to be constructed by Caltrans within the area of the Child-Care's property (northerly portion) relates only to pavement, curb & gutter, sidewalk and driveway.

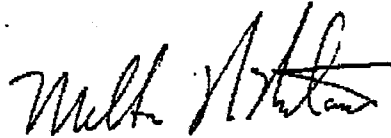
This issue of the detour impacting the Child-Care facility was made known to Scott Rivers Architect long before preparing detail design of the proposed Child-Care facility. At this time, one resolution to this problem is to construct the Child-Care facility in two phases.

MR. DAVID SANCHEZ  
January 9, 1997  
Page Two

It is in the best interest of all parties involved to resolve this equitably. Caltrans is willing to work together with Century Housing Corporation in compromising on the items of work needed.

If you have any questions, please call me at (213) 897-4644.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Milton N. Watanabe', with a stylized, cursive script.

MILTON N. WATANABE  
Senior Transportation Engineer  
Office of Project Development A

Attachments

cc: Scott Rivers Architect

Mia

The following are our response regarding items of work listed in Century's letter of January 6, 1997.

1. Provide access to the Center's two driveways.  
 • Caltrans will not be providing that sign mentioned. ✓  
 • What is meant by "provide access to the Center's two driveways"? Center has access to their facility! *only want driveway!*
2. Designate a parking area in the Metro Green Line Park and Ride for use by the Center.  
 • What is meant by area will be secured with adequate lighting, temporary fencing with gates and a sign indicating parking for "Century Community Children's Center use only". Century needs to prepare above area to satisfy their needs. Plans need to be provided to Caltrans for review. ✓
3. Allow access from the Center's parking lot to Park and Ride Lot.  
 • Vehicular or pedestrian?  
 • During construction of Grade Separation project or after?
4. A temporary fence, gates, and lighting will be installed between the construction area and the Center's parking lot for safety purposes.  
 • Need explanation as to location and reason for work items. *no need*
5. Use of any utilities associated with the designated parking area and such as lighting and the temporary fencing. ✓  
 • Only during the time parking area is being used due to Grade Separation detour impacting Center's parking area fronting Center's facility.
6. Completion of the on-site improvements approved by the County which are not able to be completed due to the construction of the Grade Separation. Refer to Exhibit 2.  
 • Caltrans will construct pavement, sidewalk, curb and driveway ✓  
 • Items such as gates, fence etc. should be fabricated for Caltrans' installation.  
 • Caltrans prefers Century create a 2nd phase to do work ✓ other than pavement etc.
7. What actions will be needed by Caltrans to allow Century to obtain an occupancy permit from the County so that the Center may open prior to completion of the Project?  
 • At what stage of construction does this refers to?  
 • What is meant by the above?



**CENTURY**  
HOUSING CORPORATION

300 CORPORATE POINTE, SUITE 500 CULVER CITY, CALIFORNIA 90230  
PHONE 310 . 258 . 0700 FAX 310 . 258 . 0701

January 6, 1997

Milton Watanabe  
State of California  
Department of Transportation (Caltrans)  
Project Development Branch "A"  
120 S. Spring Street  
Los Angeles, CA, 90012

RE: Century Community Children's Center  
1700 E. Imperial Highway  
Willowbrook, CA

Dear Milton:

This letter serves as a summary to our meeting on Tuesday, November 19, 1996, in regard to Caltrans use of a portion of the Century Community Children's Center ("Center") land during the construction period (August 1997 to August 1998) of the Imperial Highway Separation Grade ("Project").

As you are aware, this issue was only made known to our architect, Scott Alan Rivers; by Caltrans, on November 8. The construction of the Project will impact the completion and operation of the Center.

In order to mitigate this impact, Century is requesting that Caltrans agree to provide the following:

1. Provide access to the Center's two driveways. At the west driveway, a sign will be provided stating Century Community Children's Center Entrance. Refer to Exhibit 1, Site Plan.
2. Designate a parking area in the Metro Green Line Park and Ride for use by the Center. Area will be secured with adequate lighting, temporary fencing with gates, and a sign indicating parking for Century Community Children's Center use only. The two driveways off of Imperial Highway and Wilmington Avenue will be accessible to the Center.
3. Allow access from the Center's parking lot to Park and Ride Lot.
4. A temporary fence, gates, and lighting will be installed between the construction area and the Center's parking lot for safety purposes.

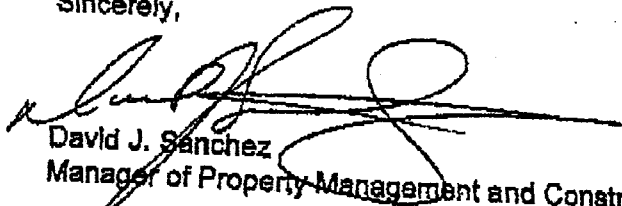
5. Use of any utilities associated with the designated parking area such as lighting and the temporary fencing.
6. Completion of the on-site improvements approved by the County of Los Angeles, which are not able to be completed due to the construction of the separation grade. Refer to Exhibit 2.
7. Caltrans will take actions as necessary to allow Century to obtain an occupancy permit from the County of Los Angeles so that the Center may open prior to completion of the Project.

Century is scheduled to start construction in late February, therefore your cooperation is greatly appreciated in responding to Century's request within 10 business days from receipt this letter.

I apologize for the delay in forwarding this letter to you, I was awaiting the estimate on the on-site improvements that are to be impacted by the construction of the grade separation. Also, you made me aware that you would be away from your office during the holidays.

If you have any questions, please feel free to call me at (310) 642-2014.

Sincerely,



David J. Sanchez  
Manager of Property Management and Construction

cc: Ken Reed, Century Housing Corp.

Enclosures

C:\OFFICE\WPWINCHILDCARICALTRANSIFLY01.WPD

EXHIBIT 2

Alternate #1:

## 2.1 Demolition-

w/ grading

0

## 2.2 Grading-

-clear site; haul off debris

8,650

sf

0.40

3,460

-clear off-site at new sidewalk

1,925

sf

0.50

963

-misc. off-site demo

1

ls

5,000.00

5,000

-overcut &amp; reinspect 2' no export, proration

843

cy

5.00

3,215

-rough grade, proration

1

ls

1,852.00

1,852

0

## 2.3 Storm drain-

14,480

-downspout to storm drain piping

0

ea

125.00

0

-6" area drain

0

ea

50.00

0

-catch basins

0

ea

250.00

0

1. 12" x 12"

0

ea

250.00

0

2. 18" x 18"

2

ea

350.00

700

-connect to existing catch basin

1

ea

250.00

250

-PVC pipe

0





BKM

## CHILDRENS CENTER, Willowbrook

Engineer's Estimate:

Area = 9,053 sq

12/23

chik

CSI DESCRIPTION:

QUANT. UNIT

U. C.

COST

TOT

-1 1/2" water meter

1

ea

500.00

500

-2" u.g. copper supply

55

lf

20.00

1,100

-sewer

55

lf

25.00

1,375

1.12" sewer from property line to building

55

lf

25.00

1,375

## 15.2 Fire sprinklers-

-fire line

3,42

1. from 6" City main to property line

2. 4" PVC fire line from property line to bldg.

3. post indicator valve &amp; tamper switch

4. fire department connection

78

lf

20.00

by others

1,560

1

ea

1,500.00

1,500

-automatic fire sprinkler system for building

1

ea

1,000.00

1,000

-sprinklers at covered play areas

0

sf

2.00

0

0

sf

2.00

0

## 15.3 HVAC-

4,060

## 15.1 Electrical-

-u.g. conduit for power, phone, catv

1. 2-4" conduit

2. 2-2" conduit

55

lf

20.00

1,100

-main power supply

55

lf

25.00

1,375

1. full cable to transformer

2. transformer

-light fixtures

type "P"

Edeon

Edeon

3

ea

3,000.00

9,000

11,475

Total Directs Alternate #1

General Contractor O.H. &amp; Fee @ 15%:

100,102

115,015

Total Alternate #1

115,117

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.  
LOS ANGELES, CA 90012  
TDD (213) 420-3350



October 1, 1996

Mr. David Sanchez  
Project Manager  
Century Housing Corporation  
300 Corporate Point  
Culver City, CA 90230

Dear David:

This is a follow up to our telephone conversation yesterday regarding improvements on Imperial Highway related to the Imperial Highway Grade Separation project.

Improvements such as sidewalks, and curb & gutter, are funded, will be built as part of the grade separation project.

The Imperial Highway Grade Separation, which has been divided into two projects is scheduled to be advertised for construction in April 1997 and February 1998, respectively. Allowing for bid openings and award of contracts, Phase I should be under construction by the Summer 1997, and Phase II by spring 1998. Construction is anticipated to take 2-1/2 years for the two projects combined.

If you have any questions, please call me at (213) 897-4644.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wallace J. Rothbart'.

WALLACE J. ROTHBART, Chief  
Office of Project Development A

cc: MNWatanabe - PDA

March 24, 1997

TO: Supervisor Yvonne Brathwaite Burke *Yvonne Burke*  
 FROM: Harry W. Stone *Harry W. Stone*  
 Director of Public Works

PD-1  
 A-9934

**GRADE SEPARATION PROJECT  
 IMPERIAL HIGHWAY AT WILLOWBROOK AVENUE**

The design of the Imperial Highway grade separation project is nearing completion. This \$20,000,000 cooperative project between the County, City of Los Angeles, and the Los Angeles County Metropolitan Transportation Authority (MTA) involves the construction of Imperial Highway over Willowbrook Avenue and the MTA's Blue Line. Under the terms of the December 15, 1994 Cooperative Agreement, Caltrans is responsible for preparing plans and specifications and will administer the construction of the project. The City of Los Angeles is responsible for acquiring the necessary right of way for the project. The County's financial contribution for this project is estimated to be \$3,600,000. Sufficient funds for this project have been reserved in your Proposition A local return transit budget for several years. The project is currently scheduled to be advertised for construction bids in October 1997 pending execution of the construction and maintenance agreement with the Union Pacific Railroad. It is anticipated that the grade separation will be in operation by June 2000.

The Century Housing Corporation (CHC) will be constructing a Child Care Center on the south side of Imperial Highway, west of Willowbrook Avenue. The south side of Imperial Highway will require temporary widening to accommodate traffic during construction of the grade separation project. Since it is anticipated that construction of the Child Care Center will precede the grade separation project, Caltrans has been discussing measures with the CHC that will minimize removal and restoration of the CHC facilities (fence, wall, parking spaces) by Caltrans' contractor. We will continue to work with the CHC and Caltrans to ensure proper coordination between the two projects.

WJW:ts

P:\SECFINAL\FEDERAL\MEMOS\A-MEMOS\A-9:

cc: Chuck Bookhammer

bc: Building and Safety/Land D  
 Design  
 Traffic and Lighting

Post-It™ brand fax transmittal memo 7671		# of pages *
To <i>Ed Acosta</i>	From <i>P. Knutson</i>	
Co.	Co.	
Dept.	Phone #	
Fax # <i>FOR FILE</i>	Fax #	

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

## FACSIMILE COVER

ADM-3172 (REV. 4/93)

FM 82 1372 M



Attention: <i>Bill Winter</i>		From: CALTRANS - PROJECT DEVEL. A 120 SOUTH SPRING STREET LOS ANGELES, CA 90012	
Unit / Company <i>LA County - Dept of P Works</i>		Name of Sender: MILTON WATANABE	
		Date <i>2-20-97</i>	Total Pages (including cover sheet) <i>4</i>
		FAX # (include area code) (213) 897-0148	ATSS FAX 8-647-0148
District / City <i>Los Angeles</i>		Phone # (& area code) (213) 897-4644	ATSS 8-647-4644
Phone # (& area code)	FAX # (include area code) <i>(818) 458-3192</i>	Original Disposition: <input type="checkbox"/> DESTROY <input type="checkbox"/> RETURN <input type="checkbox"/> CALL FOR PICK-UP	

Comment:

*Bill —*  
*For your info —*  
*Attached is Caltrans' Encroachment*  
*Permit to Century —*

*Watanabe*

## STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION

## ENCROACHMENT PERMIT

TR-012D (REV 9/91)

In compliance with (check one):

☒ Your application of JANUARY 2, 1997

Utility Notice No. \_\_\_\_\_ of \_\_\_\_\_

Agreement No. \_\_\_\_\_ of \_\_\_\_\_

R/W Contract No. \_\_\_\_\_ of \_\_\_\_\_

Permit No.

797-NWL-0004

Dist/Co/Rte/FM

07-LA-105-R9.954

Date

February 18, 1997

Fee Paid

\$ 5500 TO CT E.A.

Deposit

\$ NONE

Performance Bond Amount (1)

\$ NONE

Payment Bond Amount (2)

\$ NONE

Bond Company

N/A

Bond Number (1)

N/A

Bond Number (2)

N/A

TO:

Century Housing Corporation  
300 Corporate Points, Suite 500  
Culver City, Ca. 90230

ATTN: D.J. Sanchez

ALL REVIEW AND INSPECTION HOURS  
BE CHARGED TO CT E.A. 19461, ACT.  
1285, MSA CODE 0505

PHONE: (310)258-0700

, PERMITTEE

subject to the General Provisions and the following, PERMISSION IS HEREBY GRANTED TO: ENCROACH WITHIN STATE HIGHWAY RIGHT-OF-WAY FOR THE PURPOSE OF CONSTRUCTING A STORM DRAIN PIPE EXTENSION AND A RETAINING WALL ALONG I-105 FREEWAY, WEST OF WILMINGTON AVENUE AT 1700 IMPERIAL HIGHWAY IN CONJUNCTION WITH CONSTRUCTION OF A CHILD CARE CENTER IN THE CITY OF LOS ANGELES; IN ADDITION TO THE DESCRIBED WORK, PERMITTEE IS AUTHORIZED TO USE PORTION OF THE EXISTING CALTRANS PARK AND RIDE FACILITY AT EAST SIDE OF THE SUBJECT PROPERTY ALL IN ACCORDANCE WITH CURRENT STATE SPECIFICATIONS, THE ATTACHED SPECIAL PROVISIONS AND PERMIT PLANS DATED February 18, 1997.

PERMITTEE SHALL NOTIFY PERMIT INSPECTOR BY CALLING MASOUD HASSINI AT (310)609-0363 BETWEEN 0700 AND 0900 A MINIMUM OF THREE WORKING DAYS PRIOR TO THE INITIAL START OF WORK AND ONE WORKING DAY PRIOR TO CLOSING TRAFFIC LANES.

PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THEIR CONTRACTORS AND THE PERMIT INSPECTOR TO INSURE A COMPLETE UNDERSTANDING OF THE WORK AND PERMIT REQUIREMENTS.

"BY ACCEPTANCE OF THIS PERMIT, THE PERMITTEE UNDERSTANDS AND AGREES TO REIMBURSE THE STATE FOR ANY AND ALL COSTS INCURRED FOR HAVING CORRECTIVE WORK PERFORMED BY STATE FORCES OR UNDER CONTRACT IN THE EVENT THAT THE PERMITTEE, HIS CONTRACTOR OR SUBCONTRACTOR FAIL TO INSTALL, REPLACE, REPAIR, RESTORE OR REMOVE FACILITIES TO STATE SPECIFICATIONS FOR THE IMMEDIATE SAFE OPERATION OF THE HIGHWAY AND SATISFACTORY COMPLETION OF ALL PERMIT WORK. IT IS UNDERSTOOD THAT THE ABOVE CHARGES ARE IN ADDITION TO ANY PERMIT FEES AND THAT THE PERMITTEE WILL BE BILLED FOR SAID CHARGES AFTER SATISFACTORY COMPLETION OF ALL PERMIT WORK."

(Continued)

The following attachments are also included as part of this permit (Check)

☒ Yes ☐ No General Provisions  
☒ Yes ☐ No Utility Maintenance Provisions  
☒ Yes ☐ No Special Provisions A, C, M, Q  
☐ Yes ☐ No A Cal-OSHA permit required prior to beginning work.

In addition to the fee the permittee will be billed

Review ☐ Yes ☐ No  
Inspection ☐ Yes ☐ No  
Field Work ☒ Yes ☐ No

(If any Caltrans effort expended)

☐ Yes ☒ N.A. The information in the environmental documentation has been reviewed and considered prior to approval of this permit.

THIS PERMIT IS VOID UNLESS THE WORK IS COMPLETED BEFORE MARCH 1, 1998.

This permit is to be strictly construed and no other work other than specifically mentioned is hereby authorized.  
No project work shall be commenced until all other necessary permits and environmental clearances have been obtained.

South Region/Engineering  
Masoud Hassini  
Project Development "A": M. Hassini

APPROVED:

RAYMOND L. HINTON, DISTRICT PERMITS ENGINEER

BY:

ABDOLLAH ANSARI, PERMIT ENGINEER

797-NWL-0004

Century Housing Corporation

1. Orange vests and hard hats shall be worn at all times while working within the State right-of-way.
2. Existing installations (shown on contract plans or not) damaged by the contractor's operations shall be replaced or restored in kind or better at the permittee's expense.
3. If the work authorized by this permit is to be performed by contractor's forces, permittee shall remain solely responsible for compliance with all requirements of this permit.
4. A minimum of 2 days prior to start of any excavation authorized by this permit, permittee shall notify UNDERGROUND SERVICE ALERT at 1-800-422-4133.
5. THE PROPERTY LINES OF THE CHILD CARE FACILITY (CCF) SHALL BE DESCRIBED IN DETAIL (INCLUDING BEARINGS, CURVE DATA, ETC.) ON PLAN SHEET C-2 PER CALTRANS RIGHT-OF-WAY MAP NO. F-1148-S.
6. AT A DISTANCE OF 2.5 FEET FROM THE EASTERLY PROPERTY LINE OF THE CCF, A LINE SHALL BE DRAWN TO SHOW THE SAW CUT LINE OF THE EXISTING P&R LOT - THE WESTERLY PORTION TO BE REMOVED AS PART OF THE CCF DEVELOPMENT.
7. RELATED TO THE WESTERLY PORTION OF THE P&R LOT TO BE REMOVED, ALL UTILITIES AND OTHER EXISTING FACILITIES SUCH AS LIGHTING POSTS, SIGNS (AT THE ENTRANCE OF THE WESTERLY P&R DRIVEWAY AND ALONG THE SIDEWALK), PICKET FENCE, IRRIGATION FACILITIES, CHAIN LINK FENCE, ETC. SHALL BE SALVAGED AND TRANSPORTED TO A DESIGNATED LOCATION FOR STORAGE. A DETAILED LIST OF THESE SALVAGEABLE ITEMS SHALL BE PREPARED BY THE PERMITTEE AND SUBMITTED TO MIN WUN OF CALTRANS PROJECT DEVELOPMENT BRANCH "A" (PHONE NO. 213-897-0154) FOR REVIEW AND APPROVAL PRIOR TO REMOVAL.
8. PORTION OF THE P&R LOT LOCATED JUST EAST OF THE CCF PROPERTY WILL BE USED TEMPORARILY BY CENTURY HOUSING CORPORATION (AS MENTIONED IN PARAGRAPH 22, WORK ITEM 3 AND AS SHOWN ON PLAN SHEET EP-2). THE AREA SHALL BE RESTORED TO THE CONDITION PRIOR TO ITS USE - REMOVING DAMAGES THAT MAY OCCUR AS A RESULT OF CONTRACTOR'S OPERATION AND REMOVING UNSUITABLE MATERIALS LEFT BEHIND ON THE SITE BY THE CONTRACTOR. LOCATIONS OF TEMPORARY CHAIN LINK FENCE, GATES, CONSTRUCTION OFFICE AND STORAGE AREAS SHALL BE SHOWN IN DETAIL FOR REVIEW BY CALTRANS. ALL INFORMATION SHALL BE SUBMITTED TO MIN WUN OF CALTRANS PROJECT DEVELOPMENT BRANCH "A" AT (213)897-0154.
9. PRIOR TO USING ANY PORTION OF THE P&R LOT FOR CONSTRUCTION OFFICE AND/OR STORAGE, CENTURY HOUSING CORPORATION SHALL TAKE PHOTOGRAPHS OF THE EXISTING P&R LOT TO DOCUMENT PRE-CONSTRUCTION CONDITIONS. THE PHOTOGRAPHS SHALL BE SUBMITTED TO MIN WUN OF CALTRANS PROJECT DEVELOPMENT BRANCH "A" AT (213)897-0154.
10. IF INSTALLATION OF TEMPORARY FENCE IS DEEMED NECESSARY BY THE STATE PERMIT INSPECTOR, SUCH INSTALLATION SHALL BE IN COMPLIANCE WITH PERMIT SPECIAL PROVISION "M".
11. IN THE EVENT OF ANY CHANGE IN SCOPE OF WORK, AS-BUILT PLANS SHALL BE SUBMITTED TO CALTRANS OFFICE OF PERMITS TO REPLACE THE ATTACHED PERMIT PLANS. ALL CHANGES SHALL BE APPROVED BY CALTRANS PROJECT DEVELOPMENT BRANCH "A" PRIOR TO IMPLEMENTATION.

THE ATTACHED DISTRICT STANDARD SPECIAL PROVISIONS ARE GENERALIZATIONS OF THE DEPARTMENT STANDARD SPECIFICATIONS AND ARE INCLUDED ONLY AS A CONVENIENCE TO THE PERMITTEE. PERMITTEE'S ATTENTION IS DIRECTED TO THE CURRENT DEPARTMENT STANDARD SPECIFICATIONS FOR COMPLETE, UNABRIDGED SPECIFICATION REQUIREMENTS.

## STATE OF CALIFORNIA · DEPARTMENT OF TRANSPORTATION

## STANDARD ENCROACHMENT PERMIT APPLICATION

TR-0100 A (REV. 11/84)

Permission is requested to encroach on the State Highway Right of Way as follows: (Complete all items: NA if not applicable.)  
Application is not complete until all required attachments are included.

## FOR CALTRANS USE

PERMIT NO. **797-NWL-0004**  
DIST/CORTE/PM **07-LA-105-R9.954**

SIMPLEX STAMP

970004

DATE OF SIMPLEX STAMP  
**1-2-97** **97 NWL**

1. LOCATION CITY  
**LOS ANGELES**

2. COUNTY  
**LOS ANGELES**

3. ROUTE  
**105**

4. POST MILE  
**R 9.954**

5. APPLICATION DATE  
**11/21/96**

6. ADDRESS OR STREET NAME  
**1700 IMPERIAL HIGHWAY**

7. CROSS STREET (Distance and direction from site)  
**WEST OF WILMINGTON AVENUE**

8. PORTION OF RIGHT OF WAY  
**ON SLOPE NORTH OF THE CENTURY FREEWAY**

9. WORK TO BE PERFORMED BY

☐ OWN FORCES☒ CONTRACTOR10. EST. START DATE  
**FEBRUARY 1997**11. EST. COMPLETION DATE  
**FEBRUARY 1998**12. EST. COST IN STATE RW  
**\$150,000**

EXCAVATION

13. MAX. DEPTH  
**3'-4"**14. AVG. DEPTH  
**3'-4"**15. AVG. WIDTH  
**4'-2"**16. LENGTH  
**193'-0"**17. SURFACE TYPE  
**DIRT**

PIPES

18. TYPE

**CMP**

19. DIAMETER

**18"**20. VOLTAGE/PRESSURE  
**N/A**21. PRODUCT  
**WATER**

22. FULLY DESCRIBE WORK WITHIN STATE RW (additional space on reverse side if needed): Attach complete plans (minimum 5 sets folded 21.5 centimeter X 28 centimeter (8.5" X 11") specs, calcs, maps, etc., if applicable.

Within the State Highway Right of Way, the work consists of the following (see enclosed plans):

1. The construction of a retaining wall with a steel post and cable fence above (Caltrans Standard Plans B3-3 and B11-47). Located to the south of the applicant's site (Childcare Center). (See Sheet E-1).
2. The construction of an extension, with a flared end, to an existing CMP drainpipe (Caltrans Standard Plan D94A). Located to the southeast of the above mentioned retaining wall and the applicant's site (Childcare Center). (See Sheet E-1).
3. The use of a portion of an existing Caltrans Park and Ride Lot, to the east of the -

YOUR OWN REFERENCE NO. \_\_\_\_\_

Has any other Caltrans Department reviewed your plans? ☒ YES ☐ NO

23. Is any work being done on applicant's property? ☒ YES ☐ NO (If "YES", briefly describe in section #22, and attach site and grading plans.)

24. Is a city, county, or other public agency involved in the environmental approval?

☒ YES (Check documentation type and attach approved copy)☒ EXEMPT☐ N.D.☒ EIR☐ NO (Check a category below in section 24a, which describes the project)

24 a.

☐ FLAGS, SIGNS, BANNERS, DECORATIONS, PARADES AND CELEBRATIONS.☐ DITCH PAVING☐ FENCE☐ MAILBOX☐ SIDEWALKS / GUTTERS☐ REPAIR / MAINTENANCE OF EXISTING HIGHWAYS☐ CONSTRUCTION / MODIFICATION OF SIGNALS OR ANY OTHER TRAFFIC CONTROL SYSTEMS AND DEVICES, INCLUDING ADDITION OF NEW ELEMENTS.☐ PUBLIC UTILITY MODIFICATIONS, EXTENSIONS, HOOKUPS☐ CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OR RESURFACING OF A DRIVEWAY OR ROAD APPROACH☐ ADDITION OR REPLACEMENT OF ROADWAY DEVICES OR MARKINGS (GLARE SCREEN, BARRIER, LIGHTING, STRIPING, MARKERS, ETC.)☐ MOVIE, TV FILMING AND SURVEY☐ EROSION CONTROL

DEC 18 1996

Permits Branch

☐ NONE OF THE ABOVE (If project cannot be described in the above categories, request application Part "B" from the Permit Office)

24 b. Does this project cause a substantial change in the significance of a historical resource? ☐ YES ☒ NO (If "YES", request application Part "B" from the Permit Office)

24 c. Is the project on an existing highway or street where the activity involves removal of a scenic resource including a stand of trees, a rock outcropping or a historic building? ☐ YES ☒ NO (If "YES", request application Part "B" from the Permit Office)

The undersigned agrees and understands that a permit can be denied or a bond required for non-payment of prior or present permit fees, that the work will be done in accordance with Caltrans rules and regulations subject to inspection and approval, and that permit fees may still be due when an application is withdrawn or denied.

25. ORGANIZATION OR APPLICANT NAME (Print or Type)  
**CENTURY HOUSING CORPORATION**

26. BUSINESS PHONE  
**(310) 258-0700**

27. ARCHITECT, ENGINEER OR PROJECT MANAGER NAME (Print or Type)  
**DAVID J. SANCHEZ**

28. BUSINESS PHONE  
**(310) 258-0700**

29. APPLICANT'S ADDRESS (Include City and Zip Code)  
**300 CORPORATE POINTS, SUITE 500, CULVER CITY, CA 90230**

30. AUTHORIZED SIGNATURE

31. PRINT OR TYPE NAME  
**DAVID J. SANCHEZ**

32. TITLE  
**CONSTRUCTION MGR.**

33. DATE  
**11/21/96**

RECEIVED

JAN 02 1997

Permits Branch



Attention: <i>Bill Winter Public Works</i>		From: CALTRANS - PROJECT DEVEL. A 120 SOUTH SPRING STREET LOS ANGELES, CA 90012	
Unit / Company <i>County of Los Angeles</i>		Name of Sender: MILTON WATANABE	
District / City <i>Los Angeles</i>		Date <i>2-7-97</i>	Total Pages (including cover sheet) <i>5</i>
		FAX # (include area code) <i>(213) 897-0148</i>	ATSS FAX <i>8-647-0148</i>
Phone # (& area code) <i>(818) 458-3192</i>		Phone # (& area code) <i>(213) 897-4644</i>	ATSS <i>8-647-4644</i>
		Original Disposition: <input type="checkbox"/> DESTROY <input type="checkbox"/> RETURN <input type="checkbox"/> CALL FOR PICK-UP	

Comment: *Bill - IMPT that you attend  
mtg on Feb 11, 1997.*

*Here's Century Housing Corp.'s  
response to Caltrans' letter regarding  
stage construction impacting their  
development.*

*Milton Watanabe*





**CENTURY**  
HOUSING CORPORATION

300 CORPORATE POINTS, SUITE 300 CULVER CITY, CALIFORNIA 90230  
PHONE 310 . 258 . 0700 FAX 310 . 258 . 0701

January 24, 1997

Mr. Milton Watanabe  
State of California  
Department of Transportation (Caltrans)  
Project Development Branch "A"  
120 S. Spring Street  
Los Angeles, CA 90012

RE: Century Community Children's Center  
1700 E. Imperial Highway  
Wilowbrook, CA

Dear Mr. Watanabe:

This response to your January 15, 1997 letter, to David Sanchez regards the Imperial Grade Separation Project ("Project") and its impact upon the Century Community Children's Center ("Center").

The response contained in your letter is disappointing. As outlined in our letter of January 6, 1997, Century was not aware that the Project would infringe upon the Center until November 8, 1997. No reference to use of a portion of the Center's property was disclosed in title documents in the recent property transfer. The use of a portion of the Center's property for the Project was never part of the understandings relating to development of the Center.

Hopefully you can understand Century's concern that the front of its property, including parking and access, will not be completed for what now appears to be in excess of a year after the Center's intended opening. Given the construction activity which will be going on, additional precautions will need to be taken relating to fencing and security, both of which, if not handled properly will negatively impact operation of the Center and the safety and well-being of those involved. Further, if these concerns are not dealt with properly, they could cause the occupancy permit for the facility to be withheld.

Century's letter of January 8, 1997 attempted to discuss this problem and present a proposal for its solution. The points raised in that letter require resolution in order that Century can to open and operate the Center after its completion. You responded only to Century's request for reimbursement for additional expenses to be incurred. These open issues are:

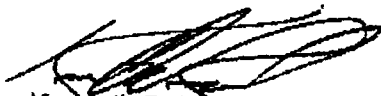
1. Continued access to the Center during the construction of the Project;
2. Designation of a parking area ("Designated Area") in the Metro Green line Park and Ride specifically for use by the Center during the construction of the Project;
3. Access from the Center's parking lot to the Park and Ride Lot;
4. Agreement that construction of the Project will not affect Century's ability to obtain and maintain an occupancy permit for the Center upon its completion; and
5. Provision for Century to provide fencing, gating and lighting during the construction of the Project for the Designated Area.

As to additional costs, Century is willing to reconsider its position and request reimbursement only for the additional costs incurred for fencing and security resulting from the Project. The total amount for these costs is estimated to be \$40,000. Under this proposal, Century would be responsible for the costs of completing construction in that portion of the Center's property affected by the Project after it is completed.

As outlined in our letter of January 6, 1997, it is our intention to commence construction of the Center in February. Not only is the Center a much needed element in the community, Century has been attempting to expedite placing the Center in service to avoid losing federal subsidies. It has come to our attention that Caltrans is unwilling to provide an encroachment permit at the rear of the Center needed to construct a retaining wall until Century has consented to the Project's use of the Century's property for the Project, and that the County will not issue building permits for the Center until these issues are resolved. While we understand why Caltrans and the County might wish to link these elements, this linkage is not appropriate.

Please do not hesitate to contact me should you have any questions in regard to the above.

Sincerely,



Kenneth D. Reed  
Senior Vice President

Referenced to Century's letter of January 24, 1997 (see attached Map for locations)

Item 1 Continued access to the Center during the construction of Project 44-9.

Century wants Location (1) entrance to remain open during construction of 44-9.

County/City/MTA want this closed. Need to resolve this immediately.

Item 3 Access from the Center's parking lot to P&R lot.

Not needed if Location (1) entrance closed.

Item 5 Provision for Century to provide fencing, gating and lighting during the construction of 44-9 for the designated area.

The cost of this is estimated by Century as \$40,000. This is the cost Century is saying that if 44-9 contributes - would satisfy all remaining work that will be left behind due to 44-9 staging.

If it could be agreed upon that \$40,000 is final contributions which fully meets 44-9 obligations of impacting the Center during 44-9 construction without additional future compensation - this may benefit 44-9. Can \$40,000 be spared?

2-7-97

My comments above -

Milton Melanab

C-LETTER

AREA FOR WAGING FOR 44-9

-N- PROJECT 44-9

IMPERIAL

HWY

①  
Westerly  
Entrance

Exit to  
be Closed

③  
Temp  
Exit

④  
Entr./Exit

Designated Area

P+R LOT

CHILD CARE  
CENTER

- Location ① Permanent Entr.: Antary wants this entrance opened during Construction of 44-9;  
" ② Permanent Exit: To be closed during Const of 44-9  
" ③ Temp Opening (Not needed if Location ① is closed.  
" ④ P+R access to be used by Center during Construction of 44-9.



M 02.1972 M

Destination:

*Gill Winter*

From:

*Office of Project Development "A"  
Caltrans, 120 S. Spring St.  
Los Angeles, CA 90012.*

City / Company

*County of Los Angeles*

Name of Sender

*Min Wen*

Date

*02.05.97*

Total Pages (including cover sheet)

FAX # (include area code)

*(213) 897-0140*

ATSS FAX

State / City

Phone # (include area code)

*(213) 897-0154*

ATSS

Phone # (include area code)

FAX # (include area code)

*(213) 897-0154*

ORIGINAL  
DISPOSITION:

☐ DESTROY

☐ RETURN

☐ CALL FOR PICK-UP

Comments:

07-LA-105 R9.6/R10.0  
07227-119461  
Project #44-9  
Imperial Highway  
Grade Separation

## AGENDA

- .Milton Watanabe-Design Manager, Proj. Development A, caltrans
- .Arshad Rashedi-Project Manager, Local Programs, Caltrans
- .Min Wun-Project Engineer, Proj. Development A, Caltrans
- .James Okazaki-Mayor's Office, City of Los Angeles
- .Mark Chmielowiec-City of Los Angeles
- .Bill Winter-County of Los Angeles
- .Ed Richardson-LACMTA
- .John Miller-LACMTA
- .Eleanor Kendrick-LACMTA

PS&E -----M. Watanabe/Min Wun  
R/W Acquisition-----J. Okazaki/M. Chmielowiec  
PUC Permits-----E. Richardson  
Planning Schedule-----E. Kendrick  
Utilities Clearance-----B. Winter  
Maintenance Agreement-----E. Richardson  
PS&E Approval (Signatures)-----E. Richardson, B. Winter,  
                                      & M. Chmielowiec  
Financial Plan-----A. Rashedi

- \* Impact of Detour construction on the proposed Child-care
- \* Center. Caltrans' letter to the Century Housing Corp.
- \* Meeting with LA County Sanitation District on 1-28-97.
- \* Signature Blocks on Project Plans.

**PLEASE RESERVE FEBRUARY 11, 1997 TO ATTEND PDT MEETING.**

SENT BY: CALTRANS DIST. 07  
2-5-97 1:00PM PROJECT DEVELOPMENT-  
8161845831921# 3

PDT MEETING  
JANUARY 14, 1997  
9:30 A.M.  
ROOM 4001 (ANNEX BLDG)  
CALTRANS

07-LA-105 R9.6/R10.0  
07227-119461  
PROJECT #44-9  
IMPERIAL HIGHWAY GRADE  
SEPARATION

PROJECT DEVELOPMENT TEAM MEETING  
MEETING MINUTES

1. PS&E AND COMBINING TWO PHASES :
  - a. PS&E Package for Phase-I has been reviewed by District Office Engineer. It is scheduled to be delivered to Headquarters Office Engineer (HQOE) on March 05, 1997.
  - b. One month before the RTL Date, i.e. on 6-28-97, the following will be required :
    1. Notice of Possession (by LA City)
    2. Utilities Clearance (by LA County)
    3. PUC Permits (by LACMTA)
  - c. Since the final PS&E Package for Phase-I is scheduled to be delivered to HQOE on 3-5-97, it is not feasible to combine the two phases.
  - d. The impact of Detour Construction on the proposed Child-care Center was discussed. It was concurred that the Child-care Center should absorb the entire cost of all the affected work inside their property (back of the sidewalk).
  - e. LA County has arranged a meeting with the LA County Sanitation District on 1-28-97 to discuss about VCP Sewerline conflicting with the bridge footings.
2. R/W Acquisition :
  - a. LA City confirms that Notice of Possession will be acquired before 6-28-97.
3. PUC Permits :
  - a. James Okazaki will contact SPTC.
4. Planning Schedule :
  - a. Revised Planning Schedule will be prepared by LACMTA.
5. Utilities Clearance :
  - a. LA City has prepared an Utilities Impact Analysis, which was sent to Caltrans Utility Engineering Branch for review.

PDT MEETING MINUTES: IMPERIAL HWY GRADE SEPARATION: PROJECT #44-9  
January 14, 1997.

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5.

b. LA County should set a deadline date for response by various utility agencies.

c. LA City informs that the waterline relocation will be completed in February 1997.

6. Maintenance Agreement :

a. It is still pending. LACMTA will follow up on the matter.

7. PS&E Approval (Signatures) :

a. James Okazaki will contact LA City DOT and BSL to find out whether the Signature Blocks on all the Plan Sheets, except the TITLE SHEET, can be eliminated.

b. Caltrans will prepare a set of plans on velum to be circulated for APPROVAL SIGNATURES.

8. Financial Plan :

a. Draft FACT SHEET and EXPENDITURE PLANS for this project which is to be submitted to the CTC were approved. (\$18,290,000.00 for Phase-I and \$1,710,000.00 for Phase-II)

b. out of the total estimated project cost of \$20 millions, LA City, LA County, and LACMTA will equally contribute one-third of \$10.8 millions, i.e. \$3.6 millions, as mentioned in the Cooperative Agreement #3938.



TO: FIRESTONE

RE: 1700 E. IMPERIAL HWY.

Need a check  
# 2191.21

ENRIQUE PERALTA  
(213) 749-2528 - MESSAGE

What's up  
Monday.

# BUILDING & SAFETY

If not before 11am.

based on this situation, the issuance of a "FOUNDATION ONLY PERMIT" by the Building Official is approved by this Department.

The issuance of any additional building permits to complete the occupancy listed above will require complete compliance with all requirements and will be released in accordance with established policy.

Bernard McDuel

FIRE DEPARTMENT REPRESENTATIVE

March 28, 1997

DATE

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

OURA HILLS  
TESIA  
SA  
WIN PARK  
LOWER  
GARDENS

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
CUDAHY  
DIAMOND BAR

GLENDORA  
HAWAIIAN GARDENS  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
IRWINDALE

LAKEWOOD  
LA MIRADA  
LANCASTER  
LA PUENTE  
LAWDALE  
LOMITA

MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA  
SIGNAL HILL

SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

# SPRINKLERS REQ'D

## FOUNDATION ONLY PERMIT

Fire Protection Engineering  
5823 Rickenbacker Road  
Commerce, CA. 90040  
Fax (213) ~~890-4129~~ 890-4129  
(213) ~~890-4125~~ 890-4125

TO: ED ACOSTA BUILDING OFFICIAL  
FIRESTONE BUILDING AND SAFETY OFFICE  
RE: 1700 E. IMPERIAL HWY. CITY WILLOWBROOK

Due to extenuating circumstances, the occupancy listed above has not complied with all the requirements of this Department. Based on this situation, the issuance of a "FOUNDATION ONLY PERMIT" by the Building Official is approved by this Department.

The issuance of any additional building permits to complete the occupancy listed above will require complete compliance with all requirements and will be released in accordance with established policy.

Bernard McDuel

FIRE DEPARTMENT REPRESENTATIVE

March 28, 1997

DATE

### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELLFLOWER  
BELL GARDENS  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
CUDAHY  
DIAMOND BAR  
DUARTE

GLENDORA  
HAWAIIAN GARDENS  
HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
IRWINDALE  
LA CANADA FLINTRIDGE

LAKEWOOD  
LA MIRADA  
LANCASTER  
LA PUENTE  
LAWDALE  
LOMITA  
MALIBU

MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA  
POMONA

RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA  
SIGNAL HILL

SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER



ADDITIONAL  
BUILDING AND OCCUPANCY REQUIREMENTS

- |    | <u>NOT</u><br><u>SHOWN</u> |     | SHOWN |  |
|----|----------------------------|-----|-------|--|
| 1. | (X)                        | ( ) |       | Provide a receipt from the water company that shows that all funds have been paid for the installation and or upgrade of the required public Fire Hydrant(s).  |
| 2. | (X)                        | (X) |       | Provide a letter from the water company on their letterhead that shows the approximate date the work will be started and completed for the required public fire hydrant(s).  |
| 3. | (X)                        | ( ) |       | NOTE: All required public fire hydrants shall be Installed, Tested and Accepted prior to construction (as per note #6 - Hydrant, Fire Flow and Access: General Requirements Form)  |
| 4. | ( )                        | ( ) |       | Comply with the reporting requirements as set forth in Title 2 of the Los Angeles County Code concerning Hazardous Materials Disclosure.   |
| 5. | ( )                        | ( ) |       | <p>The minimum width of <u>26 feet</u> shall be increased when any of the following conditions exist:</p> <p><u>28 Feet</u> (Fire Department aerial apparatus is needed). When proposed buildings or portions of buildings are <u>more than three stories or 35 feet in height above ground level</u>. The center line of the access roadway shall be located parallel to and within 30 feet of the exterior wall on <u>at least one side</u> of each building.</p> <p>NOTE: The public street may be used when the building wall is within 20 feet of the street and there are no obstructions such as power and telephone lines, trees, etc.</p> |
| 6. | ( )                        | ( ) |       | <hr/> <hr/> <hr/>  |
| 7. | ( )                        | ( ) |       | <hr/> <hr/> <hr/>  |